

2013-009710

Klamath County, Oregon



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08/23/2013 03:40:45 PM

Fee: \$42.00

RETURN TO: Michael P. Rudd Brandsness, Brandsness & Rudd P.C. 411 Pine Street Klamath Falls, OR 97601	MAIL TAX STATEMENTS: Joseph V. Wachter II 2711 Front Street Klamath Falls, OR 97601
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**GRANTOR:**

Joseph V. Wachter II,  
Personal Representative Of the  
Estate of Joseph Vincent Wachter  
2711 Front Street  
Klamath Falls, OR 97601

**GRANTEE:**

Joseph V. Wachter II  
2711 Front Street  
Klamath Falls, OR 97601

**DEED OF PERSONAL REPRESENTATIVE**

Joseph Vincent Wachter II, Personal Representative of the  
Estate of Joseph Vincent Wachter, deceased, Grantor, conveys to  
Joseph Vincent Wachter II, Grantee, the following described real  
property located in Klamath County, Oregon:

Parcel 1:

Lots 16, 17 and 18 in Block 17 of Second Railroad Addition  
to the City of Klamath Falls, according to the official plat  
thereof on file in the office of the County Clerk of  
Klamath County, Oregon.

PARCEL 2:

A Portion OF Lot 28, Block 17 of "Plat of 2<sup>nd</sup> Railroad  
Addition to the City of Klamath Falls", situated in the  
SW $\frac{1}{4}$ NW $\frac{1}{4}$  and NW $\frac{1}{4}$ SW $\frac{1}{4}$  of Section 33, Township 38 South, Range 9  
East of the Willamette Meridian, being more particularly  
described as follows:

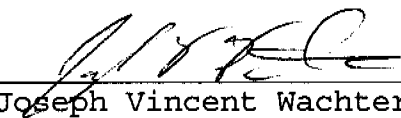
Beginning at the Southwest corner of said Lot 28; thence  
North along the West line of said Lot 28, 346.88 feet to  
the Northeast corner of Lot 20, Block 17; thence North  
89°47'09" East 40.00 feet to a point on the East line of  
said Lot 28, also being the Northwest corner of Lot 8, Block  
17; thence South along the East line of said Lot 28,  
374.42 feet to the Southeast corner of said Lot 28; thence  
North 55°35'42" West 48.48 feet to the point of beginning,  
containing 14,426 square feet, more or less, see map of  
"Property Line Adjustment 3-99" on file at the office of  
the Klamath County Surveyor.

EXCEPTING THEREFROM beginning at the Southeast corner of Lot 19, Block 17, Second Railroad Addition to the City of Klamath Falls, Oregon; thence North along the East line of Lots 19 and 20, Block 17 of said plat to the Northeast corner of said Lot 20; thence North 89°47'06" East 40.00 feet to the Northwest corner of Lot 8, Block 17 of said plat; thence South along the West line of Lots 8 and 9, Block 17 of said plat to the Southwest corner of said Lot 9; thence Westerly 40 feet, more or less, to the point of beginning.

The true and actual consideration for this conveyance is an inheritance.

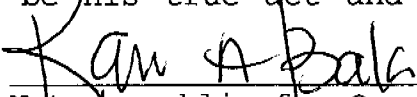
THE PROPERTY DESCRIBED IN THIS INSTRUMENT MAY NOT BE WITHIN A FIRE PROTECTION DISTRICT PROTECTIN STRUCTURES. THE PROPERTY IS SUBJECT TO LAND USE LAWS AND REGULATIONS THAT, IN FARM OR FOREST ZONES, MAY NOT AUTHORIZE CONSTRUCTION OR SITING OF A RESIDENCE AND THAT LIMIT LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, IN ALL ZONES. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PR9POERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERWS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THE PROPERTY DESCRIBED IN THIS INSTRUMENT MAY BE SUBJECT TO SPECIAL ASSESSMENT UNDER ORS 358.505.

DATED this 8.20 day of August, 2013.

  
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Joseph Vincent Wachter II, Personal  
Representative of the Estate of  
Joseph Vincent Wachter, deceased

STATE OF OREGON            )  
  ) ss.  
County of Klamath        )

Personally appeared, Joseph Vincent Wachter II, and  
acknowledged the foregoing to be his true act and deed. Before  
me:

  
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Notary public for Oregon  
My commission expires: 9.20.2013

